

Coordinate Table

POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
242	562435.7220	1393489.3077	171430.750959	424736.390509
243	562547.3420	1393655.2794	171464.772782	424786.978774
244	562443.3140	1393724.9765	171433.065000	424808.222488
249	562331.6941	1393559.0048	171399.043177	424757.634222
325	562138.0602	1393759.3588	171340.023441	424818.702242
327	562110.5755	1393788.4207	171331.646099	424827.560323
487	562539.2330	1393121.2346	171462.301155	424624.201595
488	562618.4277	1393222.9426	171486.439743	424655.202249
489	562644.1812	1393255.3339	171494.289437	424665.075143
490	562663.8186	1393277.1849	171500.274936	424671.735331
491	562687.3869	1393298.8882	171507.458574	424678.350516
492	562712.2937	1393316.2536	171515.050168	424683.643510
615	562713.1610	1393655.9780	171515.314533	424787.191707
616	562636.7747	1393685.7837	171492.031915	424796.276509
618	562282.3680	1393712.1526	171384.008559	424804.313757
628	562132.0357	1393809.3821	171338.187182	424833.949388
640	562459.4892	1393845.3710	171437.995215	424844.918822
707	562630.1492	1393528.6317	171490.012487	424748.376495
1007	561717.9338	1393661.1498	171211.968673	424790.292086
1077	562039.2688	1393901.3433	171309.911163	424861.979192
1524	562232.6820	1393667.2049	171368.864223	424790.613665
1767	562672.1252	1393501.2694	171502.806773	424740.036437
3042	562341.7459	1393252.2633	171402.106959	424664.139216
3043	562418.3200	1393367.6762	171425.446797	424699.317146
3046	562406.6638	1393375.4098	171421.893998	424701.674355
3047	562427.1425	1393406.2754	171428.135906	424711.082192
3048	562423.5678	1393408.6281	171427.046339	424711.799300
3049	562418.6932	1393500.7168	171425.560557	424739.867996
3321	562057.6353	1393742.0207	171315.509902	424813.417588
3322	562032.8295	1393738.1277	171307.949076	424812.230979
3323	562070.8974	1393687.2096	171319.552188	424796.711125
3324	562080.1253	1393708.7654	171322.364854	424803.281356

Reservation Of Public Utility And Forest Conservation Easements

"Developer Reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage, other public utilities and forest conservation (designated as "Forest Conservation Area"), located in, on, over, and through lots 44 through 64, any conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deeds conveying said lots(s). Developer shall execute and deliver deeds for the easements herein reserved to Howard County, with a metes and bounds description of the forest conservation area. Upon completion of the public utilities and their acceptance by Howard County, and, in the case of the forest conservation easement(s), upon completion of the developer's obligations under the forest conservation installation and maintenance agreement executed by developer and the county, and the release of developer's surety posted with said agreement, the county shall accept the easements and record the deed(s) of easement in the land records of Howard County."

The Requirements §3-108, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

Terrell A. Fisher, L.S., 10692
(Registered Land Surveyor)
Chris Carlyle, 12/7/04
C&C Development, LLC
By: Chris Carlyle, Member

This subdivision is subject to Section 18.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE 11-10-04 ON WHICH DATE DEVELOPER AGREEMENT 14-1087-D WAS FILED AND ACCEPTED.

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

Robert J. Wabner, 12/30/04
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division, 12/27/04

Director, 1/12/05

C&C Development, LLC By Chris Carlyle, Member, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns: (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 7th Day Of December, 2004.

C&C Development, LLC
By: Chris Carlyle, Member

Curve Data Tabulation

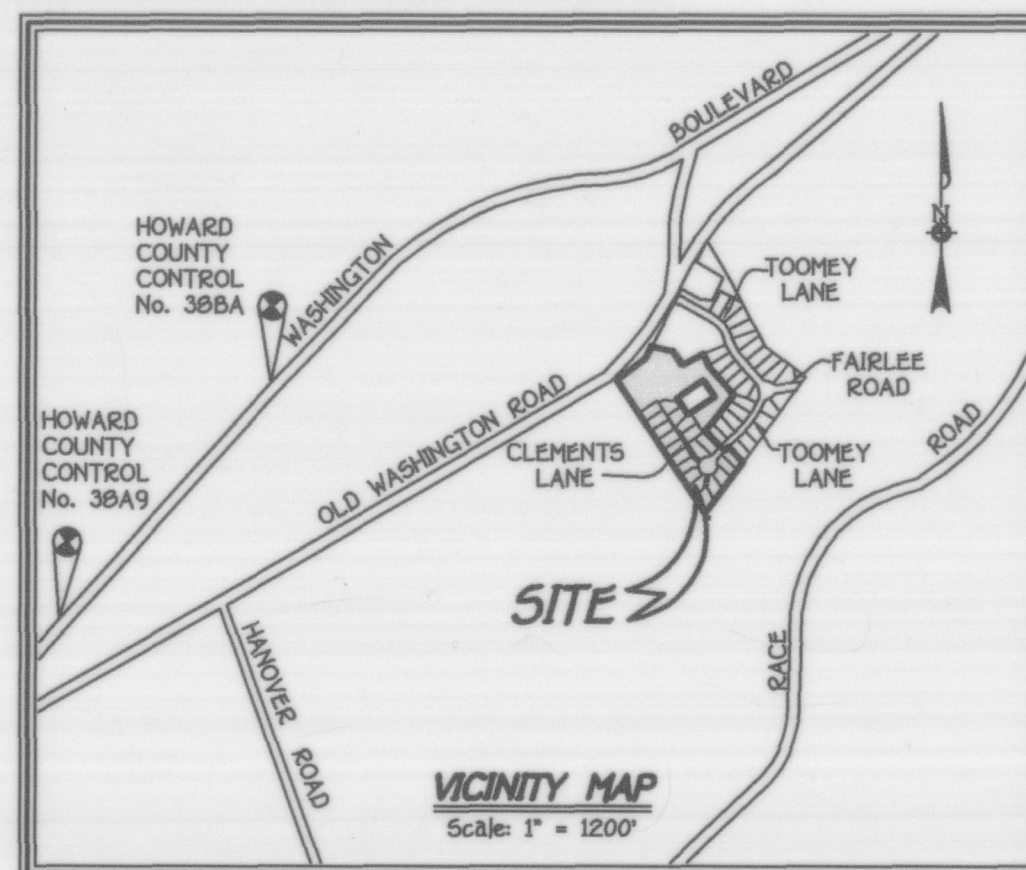
PT-PT	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
327-3321	930.00'	70.41'	04°20'17"	35.22	S41°14'00"W 70.40'
628-327	930.00'	30.00'	01°50'54"	15.00	S44°19'35"W 30.00'
628-3321	930.00'	100.41'	6°11'11"	50.26	S42°09'27"W 100.36'
3321-3322	25.00'	26.31'	60°17'23"	14.52	S08°55'10"W 25.11'
3322-3323	60.00'	309.99'	296°01'01"	—	—
3323-3324	25.00'	24.41'	55°56'01"	13.27	N66°49'29"E 23.45'
3324-325	970.00'	76.94'	04°32'40"	38.49	N41°07'48"E 76.92'

Minimum Lot Size Chart

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
48	11,572 Sq.Ft.	1,490 Sq.Ft.	10,083 Sq.Ft.
52	8747 Sq.Ft.	145 Sq.Ft.	8602 Sq.Ft.
53	9069 Sq.Ft.	304 Sq.Ft.	8765 Sq.Ft.
54	9392 Sq.Ft.	463 Sq.Ft.	8929 Sq.Ft.
55	9715 Sq.Ft.	623 Sq.Ft.	9092 Sq.Ft.
56	10,039 Sq.Ft.	784 Sq.Ft.	9255 Sq.Ft.
57	10,362 Sq.Ft.	944 Sq.Ft.	9418 Sq.Ft.
58	9260 Sq.Ft.	838 Sq.Ft.	8422 Sq.Ft.
59	9044 Sq.Ft.	627 Sq.Ft.	8417 Sq.Ft.
60	9014 Sq.Ft.	489 Sq.Ft.	8525 Sq.Ft.
61	8764 Sq.Ft.	317 Sq.Ft.	8447 Sq.Ft.

OWNER AND DEVELOPER

C&C DEVELOPMENT, LLC
10176 Baltimore National Pike
Suite 207A
Ellicott City, Maryland 21042-3652



Total Area Tabulation

	Sheet 2	Sheet 3	Total
Total Number Of Buildable Lots To Be Recorded	20	0	20
Total Number Of Open Space Lots To Be Recorded	0	1	1
Total Number Of Lots/Parcels To Be Recorded	20	1	21
Total Area Of Buildable Lots To Be Recorded	4,175 Ac.*	0.000 Ac.*	4,175 Ac.*
Total Area Of Open Space Lots To Be Recorded	1,068 Ac.*	2,750 Ac.*	3,818 Ac.*
Total Area Of Lots/Parcels To Be Recorded	5,243 Ac.*	2,750 Ac.*	7,993 Ac.*
Total Area Of Roadway To Be Recorded	0.341 Ac.*	0.000 Ac.*	0.341 Ac.*
Total Area To Be Recorded	5,584 Ac.*	2,750 Ac.*	8,334 Ac.*

34. The Landscape Surety In The Amount Of \$ 16,770.00 For Perimeter Landscape Requirements Of Section 16.124 Of The Howard County Code And Landscape Manual Is Posted With The Developer's Agreement For This Subdivision.
35. Open Space Lot 64 Shown Hereon Is Hereby Dedicated To A Property Owners Association For The residents Of This Subdivision And Recording References Of The Articles Of Incorporation And Restrictions Are Shown Hereon.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461 - 2955

OWNER'S CERTIFICATE

C&C Development, LLC By Chris Carlyle, Member, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns: (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 7th Day Of December, 2004.

C&C Development, LLC
By: Chris Carlyle, Member

Witness

GENERAL NOTES:

- Subject Property Zoned R-12 Per 02/02/04 Comprehensive Zoning Plan.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 38A9 And No. 38BA. Sta. No. 38A9 N 171010.3214 E 423561.3200 (Meters)
Sta. No. 38BA N 171466.5900 E 423967.8604 (Meters)
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About November 1997, By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- Refuse Collection, Snow Removal And Road Maintenance To Be Provided At The Junction Of Pipe/Flag Stem And The Road R/W And Not Onto The Flag/Pipe Stem Driveway.
- Use-In-Common Driveway(S) Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 - Width - 12 Feet 04 Feet Serving More Than One Residence;
 - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 - 1/2" Minimum);
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - Structure Clearances - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure All Weather Use.
- No Clearing, Grading Or Construction Is Permitted Within Wetland Or Stream Buffers. Unless, Approved By The Department Of Planning And Zoning Of Howard County, Maryland.
- All Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- Denotes Public Forest Conservation Easement. The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code Forest Conservation Act. No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easement; However, Forest Management Practices As Defined In The Deed Of Forest Conservation Easement Are Allowed.
- Denotes Wetlands Area. Wetlands Area Delineated By Exploration Research, Inc. And Approved On 12/9/98 Under 598-14.
- Denotes Wetlands Area Outline. Wetland And Forest Stand Delineation Prepared By Exploration Research, Inc. And Approved On 12/9/98 Under 598-14.
- Denotes Existing Centerline Of Stream. Stream Buffer Measured From Top Of Stream Bank.
- Denotes Approximate Elevation Of 100 Year Flood Level.
- Denotes Outline Of 100 Year Floodplain Prepared By Fisher, Collins & Carter, Inc. And Approved 7/23/02.
- Denotes A Public Tree Maintenance Easement, Ten (10) Feet In Width, Running Along The Edge Of The Public Road Right-Of-Way As Shown On This Plat Of Subdivision Is Reserved upon All Lots Fronting On The Said Public Road Right-Of-Way, This Easement Allows Howard County The Right To Access The Property, When Necessary, For The Specific Purpose Of Installation, Repair And Maintenance Of County-Owned Trees Located Within The Boundaries Of Private Lots. No Building Or Structure Of Any Kind Shall Be Located On Or Over The Said Easement Area.
- The Articles Of Incorporation Of The Homeowner's Association By The State Department Of Assessments And Taxation Have Been Filed With Maryland State Department Of Assessments And Taxation On 11/19/04 No. 04032304C With Account No.
- A Noise Study Was Prepared By Wildman Environmental Services And Approved On 12/9/98 Under 598-14.
- A Traffic Impact Analysis Was Prepared By Street Traffic Studies, Ltd. And Approved On 12/9/98 Under 598-14.
- Denotes The Existing 2010-65 dBA Contour Line Drawn On This Subdivision Plan Is Advisory As Required By The Howard County Design Manual, Chapter 5, Revised February, 1992 And Cannot Be Considered To Exactly Locate The 65 dBA Noise Exposure. The 65 dBA Noise Line Was Established By Howard County To Alert Developers, Builders And Future Residents That Areas Beyond This Threshold May Exceed Generally Accepted Noise Levels Established By The U.S. Department Of Housing And Urban Development.
- Prior To The Issuance Of Any Building Permits, The Applicant Must Submit An Airport Zoning Permit For High Structures To The M.A.A.
- No Cemeteries Exist To The Best Of Our Knowledge Within Limits Of This Plat.
- As A Consequence Of This Preliminary Plan's Submission Prior To November 15, 2001, This Submission Plat Will Be Grandfathered To The Fourth Edition Of The Subdivision And Land Development Regulations.
- Open Space Tabulation For Section Two:

Gross Area Of Tract	8,334 Ac.*
Required Open Space:	2,50 Ac.*
(30% For 8,400 Sq.Ft. Lot Size Option)	
Open Space Provided In Section Two:	Credited = 3,517 Ac.*
	* Non-Credited = 0.301 Ac.*
	Total = 3,818 Ac.*
- Denotes "Non-Credited" Open Space Within Open Space Lot 64.
 - 20-Ft. Access Strip Between Lot 42 And 63 = 0.061 Ac.*
 - Portion Of Tee Turn Around Area At West End Of Private Access Easement To Lots 53-62 = 0.050 Ac.*
 - Private Access Easement To William Toomey Property = 0.190 Ac.*
- Recreational Open Space Required For Section Two: (20 Lots x 200 Square Feet Per Lot) : 4,000 Sq.Ft.
Recreational Open Space Provided In Section Two: 4,000 Sq. Ft.
- Plat Subject To Prior Department Of Planning And Zoning File Nos. 5-98-14, P-03-06, F-00-115 And F-02-21.
- The Forest Conservation Easement(S) Has Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Forest Conservation Act. No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easement, Except As Shown On An Approved Road Construction Drawing Or Site Development Plan. However, Forest Management Practices As Defined In The Deed Of Forest Conservation Easement Are Allowed. The Forest Conservation Requirements Per Section 16.1202 Of The Howard County Code And Forest Conservation Manual For This Project Has Been Fulfilled By The On-Site Retention Of Existing Forest In The Amount Of 0.60 Acres. The Remaining Forest Conservation Obligation Of 2.26 Ac. Has Been Provided By Off-Site Reforestation. Located On Talley Family Limited Partnership Property, Tax Map 8, Parcel 34, Grid 13.
- Stormwater Management Will Be Provided In Accordance With Howard County And Maryland 378 Specifications. Swm Is Provided By A Combination Of The Existing Facility (F 00-115), A Proposed Privately Maintained Surface Sand Filter On Lot 64 And Individual Wqy Rain Gardens For Lots 44 - 49.

The Purpose Of This Plat Is To Resubdivide Non-Buildable Bulk Parcel 'B' Wesley Woods, Section One: Creating Buildable Lots 44 Thru 63 And Open Space Lot 64 And To Abandon The Private 20' Wide Right-Of-Way For Ingress And Egress, Liber 326, Folio 024 And Liber 3579, Folio 647.

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of Part Of The Lands Conveyed By Charles E. Toomey, III, William W. Toomey, Robert A. Toomey And Richard B. Toomey, Remaindermen Of Charles E. Toomey, Deceased To C&C Development, LLC By Deed Dated January 9, 2001 And Recorded Among The Aforesaid Land Records In Liber No. 5395 At Folio 572; And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher, Professional Land Surveyor No. 10692, 12/7/04

RECORDED AS PLAT No. 17188 ON 1-14-05
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

WESLEY WOODS

SECTION TWO
Lots 44 Thru Lot 63
And Open Space Lot 64

(A Resubdivision Of Non-Buildable Bulk Parcel 'B' - WESLEY WOODS, Section One - Plat Nos. 14926 Thru 14929)

Zoned: R-12
Tax Map No. 38 Parcel No. 162 Grid No. 4
First Election District
Howard County, Maryland

Scale: As Shown

Date: December 7, 2004
Sheet 1 Of 4

F-04-54

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